

Ryan E. Simpson (11300)  
Attorney for Debtors  
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West Jordan, Utah 84088  
Telephone: (801) 432-8682  
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IN THE UNITED STATES BANKRUPTCY COURT  
DISTRICT OF UTAH

IN RE:  Joseph E Gubler Sherrie Gubler  Debtor.	Chapter 13 Case No.: 15T-21889 Judge: William T. Thurman Trustee: Kevin R. Anderson
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**MOTION FOR COURT APPROVAL TO SELL PROPERTY OF THE ESTATE**

The Debtor, by and through attorney Ryan E. Simpson, moves the Court for an Order allowing the sale of certain real property of the estate. In support of their position, debtor offers the following:

1. On March 6, 2015, debtor filed a Chapter 13 petition in bankruptcy. The plan has not been confirmed.
2. The property located at 146 N. 300 W., La Verkin, Utah 84745, is proposed to be sold Tom Tueller for the purchase price of \$122,000.00
3. Relief from stay has not been filed on the property and Debtor is selling the home to avoid foreclosure.
4. The sale commonly referred to as a "Short Sale" because the purchase price is less than that of the amount owed. The proceeds will be paid as follows:
  - a. To pay off the first mortgage in the approximate amount of \$107,736.15.
  - b. To pay off the second mortgage in the approximate amount of \$4,408.00.
  - c. To pay settlement charges in the approximate amount of \$8,803.00.
  - d. To pay the title insurance in the approximate amount of \$983.00.

- e. To pay for a home warranty in the approximate amount of \$0.00.
  - f. To pay estimated County Taxes in the approximate amount of \$552.85.
  - g. To pay estimated sewer/water in the approximate amount of \$0.00.
  - h. To pay estimated realtor fees in the approximate amount of \$7,320.00.
5. If this Motion is granted no creditor will be adversely effected. Debtor shall continue to make her plan payment until the completion of her bankruptcy.

WHEREFORE, debtor prays for an Order from the Court allowing the sale of the property of the estate.

Dated this 30<sup>th</sup> day of March, 2015.

/s/ Ryan E. Simpson  
Ryan E. Simpson  
Attorney for the Debtor

**CERTIFICATE OF SERVICE**

**By Notice of Electronic Filing (CM/ECF)**

I hereby certify that on the 30<sup>th</sup> day of March, 2015, I electronically filed the foregoing MOTION FOR COURT APPROVAL TO SELL PROPERTY OF THE ESTATE with the United States Bankruptcy Court for the District of Utah by using the CM/ECF system. I further certify that the parties of record in this case, as identified below, are registered CM/ECF users and will be served through the CM/ECF system.

United State Trustee	<u>USTPRegion19.SK.ECF@usdoj.gov</u>
Kevin R. Anderson	<u>kanderson@ch13kra.com</u>
Ryan E. Simpson	<u>ryan@bnkut.com</u>

**By U.S. Mail** – Regular first class United States mail, postage full prepaid

I hereby certify that on the 30<sup>th</sup> day of March, 2015, caused to be served a true and correct copy of the foregoing MOTION FOR COURT APPROVAL TO SELL PROPERTY OF THE ESTATE as follows:

Joseph & Sherrie Gubler  
86 S. 400 W.  
La Verkin, Utah 84745

**Mail Service to Entire Matrix** – By regular first class United States mail, postage fully pre-paid, addressed to all parties who did not receive electronic service as set forth herein listed on the Official Court Mailing Matrix dated the 30<sup>th</sup> day of March, 2015, attached hereto.

/s/ Ryan E. Simpson

Label Matrix for local noticing  
1088-2  
Case 15-21889  
District of Utah  
Salt Lake City  
Mon Mar 30 10:47:55 MDT 2015

Alan Olsen and Stella Olsen  
205 S 100 E  
La Verkin, UT 84745-5715

Alan and Stella Olsen  
205 S. 100 E.  
La Verkin, UT 84745-5715

America First Credit U  
Po Box 9199  
Ogden, UT 84409-0199

American Express  
PO Box 3001  
Malvern, PA 19355-0701

American Express  
Po Box 3001  
16 General Warren Blvd  
Malvern, PA 19355-1245

Kevin R. Anderson tr  
405 South Main Street  
Suite 600  
Salt Lake City, UT 84111-3408

Bank of America  
Po Box 15168  
Wilmington, DE 19850

Beaconfunding  
28 Lord Rd  
Suite 230  
Marlborough, MA 01752-4576

Chartway Fcu  
Attn: Collections  
160 Newtown Rd  
Virginia Beach, VA 23462-2415

Chartway Federal Cu  
Attn:Collections  
160 Newtown Rd  
Virginia Beach, VA 23462-2415

(p)CITIBANK  
PO BOX 790034  
ST LOUIS MO 63179-0034

Cre8tive Stiches LLC  
146 N 300 W  
La Verkin, UT 84745-5413

(p)INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 7346  
PHILADELPHIA PA 19101-7346

Discover Bank  
Discover Products Inc  
PO Box 3025  
New Albany, OH 43054-3025

Discover Fin Svcs Llc  
Po Box 15316  
Wilmington, DE 19850-5316

Ditech.com/GMAC Mortgage  
Attn: Bankruptcy  
1100 Virginia Dr  
Fort Washington, PA 19034-3204

GECRB/Chevron  
Attention: Bankruptcy  
Po Box 103104  
Roswell, GA 30076-9104

GECRB/JC Penny  
Attention: Bankruptcy  
Po Box 103104  
Roswell, GA 30076-9104

GM Financial  
PO Box 78143  
Phoenix, AZ 85062-8143

Great Lakes  
2401 International Lane  
Madison, WI 53704-3192

Great Lakes Higher Education  
2401 International Lane  
Madison, WI 53704-3192

Green Tree Servicing L  
Po Box 6172  
Rapid City, SD 57709-6172

Joseph E Gubler  
86 S. 400 W.  
La Verkin, UT 84745-5424

Sherrie Gubler  
86 S. 400 W.  
La Verkin, UT 84745-5424

Hollyann Gubler  
86 N 400 W  
La Verkin, UT 84745

Hollyann Gubler  
86 S 400 N  
La Verkin, UT 84745

Hollyann Gubler  
86 S 400 W  
La Verkin, UT 84745-5424

Kohls/capone  
N56 W 17000 Ridgewood Dr  
Menomonee Falls, WI 53051-7096

Lane Bryant Retail/soa  
450 Winks Ln  
Bensalem, PA 19020-5932

(p)MOUNTAIN AMERICA CREDIT UNION  
735 S STATE ST #300  
SALT LAKE CITY UT 84111-3821

Ryan E. Simpson  
8839 South Redwood Road  
Suite C2  
West Jordan, UT 84088-9288

South West Community Credit Union  
162 North 400 East  
A101  
Saint George, UT 84770-7192

Southwest Community Credit Union  
85 N 200 W  
Hurricane, UT 84737-2076

Southwest Community Cu  
85 N 200 W  
Hurricane, UT 84737-2076

Troy Jolley  
170 N 300 W  
La Verkin, UT 84745-5413

United States Trustee  
Ken Garff Bldg.  
405 South Main Street  
Suite 300  
Salt Lake City, UT 84111-3402

Utah State Tax Commission  
210 North 1950 West  
Salt Lake City, UT 84134-9000

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Citibank Usa  
Citicorp Credit Services/Attn:Centralize  
Po Box 20507  
Kansas City, MO 64195

Department of the Treasury  
Internal Revenue Service  
Ogden, UT 84201

Mountain America Cu  
Po Box 9001  
West Jordan, UT 84084

End of Label Matrix  
Mailable recipients 37  
Bypassed recipients 0  
Total 37